

## APPENDIX 2

### **NJDEP Environmental and Historic Review** **Application for EDA and DCA/NEP Programs**

1. **Agency Name:** New Jersey Economic Development Authority\_\_\_\_\_
2. **Date of Application Submittal to DEP:** \_\_\_\_\_ October 7, 2014\_\_\_\_\_
3. **CDBG-DR Program:** \_NCR D & I\_\_\_\_\_
4. **Application ID Number:** NCR40014\_\_\_\_\_
5. **National Objective Description/Number: Unment Need**\_\_\_\_\_
6. **Grant Number:** B-13-DS-34-0001\_\_\_\_\_
7. **Applicant Name:**\_\_\_\_\_ City of Somers Point\_\_\_\_\_
8. **Project Location:** \_100 Higbee Avenue, Somers Point, NJ 08224 \_\_\_\_\_  
(County) Atlantic\_ (Block) \_\_1511\_\_ (Lot) 1  
*(A separate form with a unique Application ID number is required for each geographic location.)*

#### **9. Detailed Project Description.**

##### **1. Contact Information**

Property Owner: Wes Swain, City Administrator  
City of Somers Point  
1 West New Jersey Avenue  
Somers Point, NJ 08224  
609.927.9088  
wswain@comcast.net

Project Representative: James M. Rutala, City Planner  
Rutala Associates  
717 River Drive  
Linwood, NJ 08221  
609.743.0354  
[Jmrutala@comcast.net](mailto:Jmrutala@comcast.net)

##### **2. Project Description**

*Somers Point is a waterside community of about 12,000 residents, located in Atlantic County, New Jersey. The City is surrounded by water, with Patcong Creek, Great Egg Harbor River and Great Egg Harbor Bay helping to make up its boundaries. Bridges cross the bay to connect Somers Point to the popular beach destinations of Ocean City and Longport. Over the years, City leaders have often observed that Somers Point is well-positioned to participate in a vital seasonal market that today draws from the estimated 200,000 weekly visitors to the nearby beaches. In addition to that remarkable advantage, it is a City that has a number of signature qualities, familiar to the residents and regular visitors. One such quality is the Gateway Theater, the topic of this NJEDA application.*

The Somers Point bayside waterfront hosts a number of maritime businesses that provide mooring, sales and servicing for hundreds of private watercraft each year. The Bayfront District also hosts seasonal dining, lodging, and recreation-related businesses. Year-round destinations include several well-known eateries and pubs, the local library, city hall, as well as galleries, shops, and over a dozen places of worship. The center piece of the Bayfront Area is the Gateway Theater, once a thriving arts center, the theater has been vacant for many years.

In 2006, the City purchased the property and Theater Collaborative of South Jersey, a non-profit, was formed to rebuild and eventually managed the theater. The Collaborative has raised over \$550,000 to date and is requesting \$400,000 from NJEDA to complete essential renovations to this existing theater and to make improvements that will make the building more resilient from future storms. Many groups have contributed to the rebuilding of the theater including: Shore Medical Center (\$100,000), Pepsi Refresh Everything (\$150,000), the Somers Point Business Association (\$10,000), and Fox Chase Bank (\$2,500). This building was inundated with water during Superstorm Sandy. When completed the theater will be used for performing arts, musicals, concerts, hospital and school assemblies and community events. Restoring this local arts center is a Catalytic Project for Somers Point since it will bring a new sense of community and economic growth to the City of Somers Point. More information regarding the Theater Collaborative of South Jersey's efforts can be found on their web site at [www.gatewaybythebay.org](http://www.gatewaybythebay.org).

The grant will primarily fund interior renovation including dry wall, finishes, HVAC, seating, stage construction, etc. No changes in the footprint or elevation will occur.

### 3. Project Budget

TOTAL DOLLAR AMOUNT OF PROJECT COST (specific to this application): \$ 950,000  
 TOTAL DOLLAR AMOUNT OF REQUESTED FUNDING (specific to this application): \$ 400,000

A.

<b>SOURCES</b>	
(funding in hand, committed and expected)	
<b>Insurance Payout</b>	\$0.00
<b>SBA</b>	\$0.00
<b>FEMA</b>	\$0.00
<b>Other Govt. Sources</b> (that assisted damage repair)	\$0.00
<b>Bank Financing</b>	\$0.00
<b>Equity</b>	\$0.00
<b>Other Sources</b> (Donations)	\$550,000.00
<b>EDA Grant</b>	\$400,000.00

<b>USES</b>	
<b>Acquisition</b>	\$0.00
<b>Demolition</b>	\$0.00
<b>Environmental</b>	\$0.00
<b>Site Preparation</b>	\$0.00
<b>Site Improvements</b> (such as utilities installation)	\$0.00
<b>Construction</b>	\$950,000.00
<b>Tenant Fit-Out Allowance</b>	\$0.00
<b>Other</b> (Describe)	\$0.00

<b>EDA Forgivable Loan</b>	\$0.00
<b>TOTAL PROJECT COST (including damage)</b>	\$950,000.00

<b>Soft Costs</b> (architectural, engineering, legal, accounting, financing costs and fees, other fees, insurance, surveyor, appraisal, environmental services, planning/zoning consultant, Green Building consultant, construction management, etc.)	\$0.00
<b>Contingency</b>	\$0.00
<b>Developer Fee</b>	\$0.00
<b>TOTAL PROJECT COST (including damage)</b>	\$950,000.00

**4. Site Plan**

*Not required since the project consists of rehabilitation.*

**5. Previous Environmental Studies**

NA

**6. Miscellaneous**

*Attached*

**10. Change in Use.**

Will the project result in a change in use for the land or structure? *No*

**11. Change in Size or Capacity.**

Will the project result in a change in size or capacity of any kind? *No*

**12. Market Value (for multi-family rehabilitation projects only).**

Will the proposed project for which funding is requested result in an increase in the market value of the property, facility, or installation? *No*

**13. Attach Right of Entry Form signed by property owner.**

*Attached*